This Instrument Prepared By:
Law Offices of Matthew D. Faulk
2043 Ryecroft Lane
Franklin, TN 37064

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 273497 DEEDWARR
08/19/2019 01:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190819-0082958

New Owner:	**Send Tax Bill:**	**Map/Parcel**
KELLY W. RICHARDSON JOHN D. RICHARDSON 3323 Harpeth Springs Drive Nashville, TN 37221	Beazer Mortgage Corp. 4344 Kenilwood Drive Nashville, TN 37204	141-6-D-100CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][A][1]).

AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

Sworn to and subscribed before me this August 6, 2019.

Matthew D. Faulk, Notary Public

My Commission Expires March 30, 2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, KELLY LYNN WEAVER, now known as KELLY W. RICHARDSON, married, for the express purpose of creating tenancy by the entirety, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to KELLY W. RICHARDSON and JOHN D. RICHARDSON, Wife and Husband.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 6th day of August, 2019.

By: _____
KELLY LYNN WEAVER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly Lynn Weaver, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 6th day of August, 2019.

_____
Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021



Exhibit A

Property Description

Said property is described to wit:

LAND in Davidson County, Tennessee, being Unit No. 100 on the plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kelly Lynn Weaver, an unmarried woman, by Warranty Deed of record from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, in Instrument No. 20041028-0129759, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 3323 Harpeth Springs Drive, Nashville, TN 37221.

True Copy Certification

I, Matthew D. Faulk, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/12/23

Notary' Seal (if on paper)

